

ORDINANCE NO. 010719-29

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6240 US HIGHWAY 290 WEST, GENERALLY KNOWN AS OAK HILL SCHOOL, FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT ONE AND COMMUNITY COMMERCIAL-HISTORIC-CONDITIONAL OVERLAY (GR-H-CO) COMBINING DISTRICT FOR TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in File C14H-00-2095, as follows:

Tract One: From community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district.

A 4.18 acre tract of land, more or less, consisting of Lots 7, 8, 13, and 14, Town of Oatmanville (Oak Hill) Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book X, Page 242, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT the property described as Tract Two in this ordinance, and

Tract Two: From community commercial-conditional overlay (GR-CO) combining district to community commercial-historic-conditional overlay (GR-H-CO) combining district.

A 0.2408 acre tract of land, more or less, out of Lots 7, 8, 13, and 14, Town of Oatmanville (Oak Hill) Subdivision, the tract of land being more particularly described as follows:

BEGINNING at the northwest corner of the 4.18 acre tract, thence south a distance of approximately 106 feet, thence east a distance of approximately 26 feet to the northwest corner of the 0.2408 acre tract.

THENCE with the north line of the 0.2408 acre tract, east a distance of approximately 152 feet to the northeast corner of the herein described tract;
THENCE south a distance of approximately 69 feet to the southeast corner of the herein described tract;
THENCE west a distance of approximately 152 feet to the southwest corner of the herein described tract;
THENCE north a distance of approximately 69 feet to the POINT OF BEGINNING, containing 0.2408 acres, more or less, as shown on the attached Exhibit "A" (the "Property")

generally known as the Oak Hill School, locally known as 6240 US Highway 290 West, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. The following uses of the Property are prohibited:

Bed and breakfast	Outdoor sports and recreation
Art and craft studio (limited)	Pawn shop services
Automotive rentals	Research services
Automotive repair services	Service station
Automotive sales	Theater
Automotive washing (of any type)	College and university facilities
Business or trade school	Community recreation (private)
Commercial off-street parking	Community recreation (public)
Drop-off recycling collection facility	Counseling services
Exterminating services	Cultural services
Funeral services	Hospital services (limited)
Hotel-motel	Local utility services
Private secondary educational facilities	Public primary educational facilities
Indoor entertainment	Public secondary educational facilities
Indoor sports and recreation	Safety services

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on July 30, 2001.

PASSED AND APPROVED

_____, July 19, 2001

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Jackie Goodman
Mayor Pro Temp Kirk Watson
for Mayor

APPROVED: _____
Sedora Jefferson
Sedora Jefferson
Acting City Attorney

ATTEST: _____
Shirley A. Brown
Shirley A. Brown
City Clerk

ASBUILT SURVEY

BEING 4.18 ACRES OF LAND, INCLUDING LOTS 7,8,13&14 OF THE TOWN OF DATMANVILLE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK "X", PAGE 242, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF A TRACT OF LAND DESCRIBED AS 4.18 ACRES, BY METES AND BOUNDS, PREPARED BY BILLY F. PRIEST, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 828, DATED MARCH 22, 1968, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 1447, PAGE 538, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

AUSTIN INDEPENDANT SCHOOL DISTRICT
3972/481

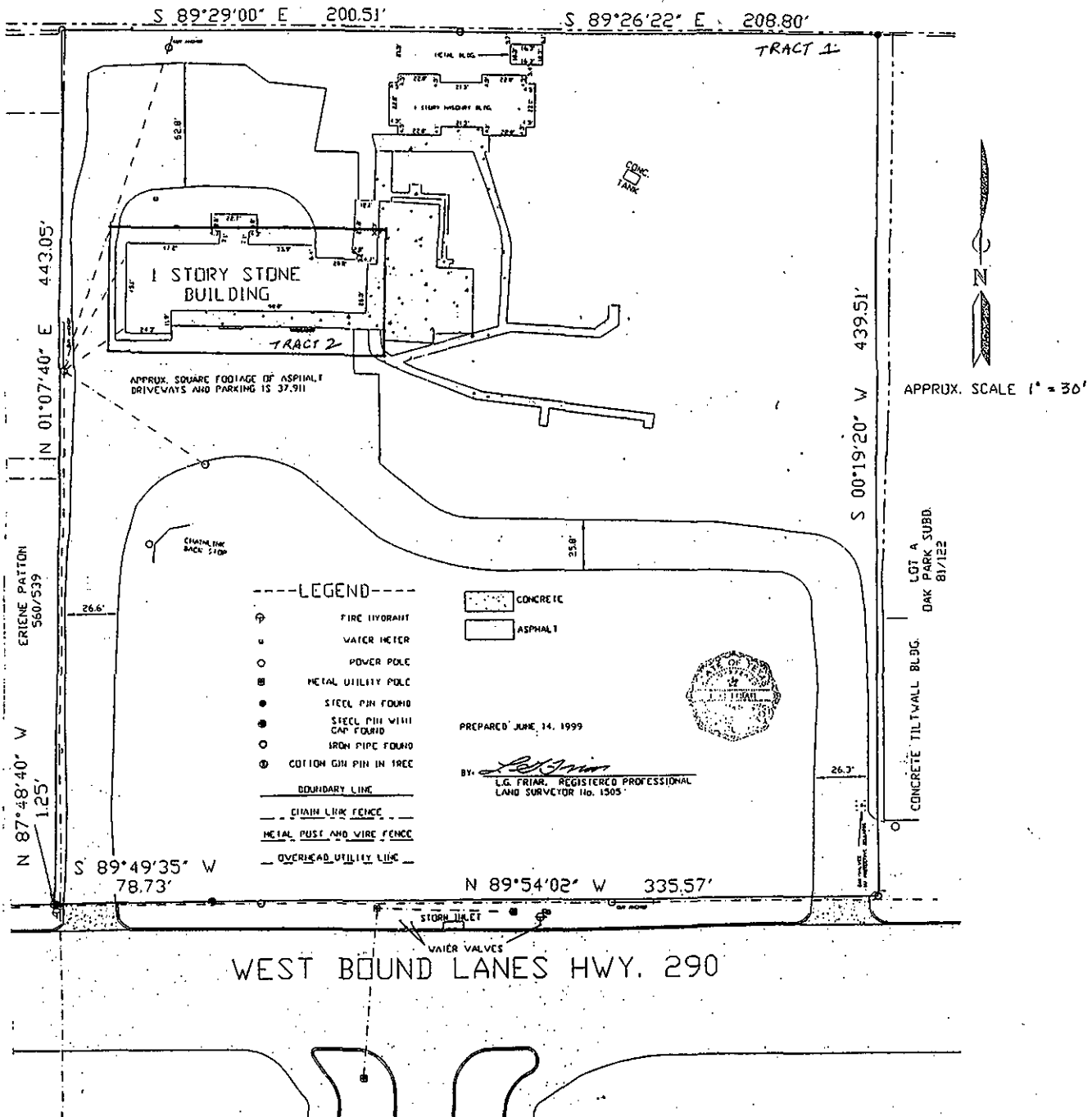
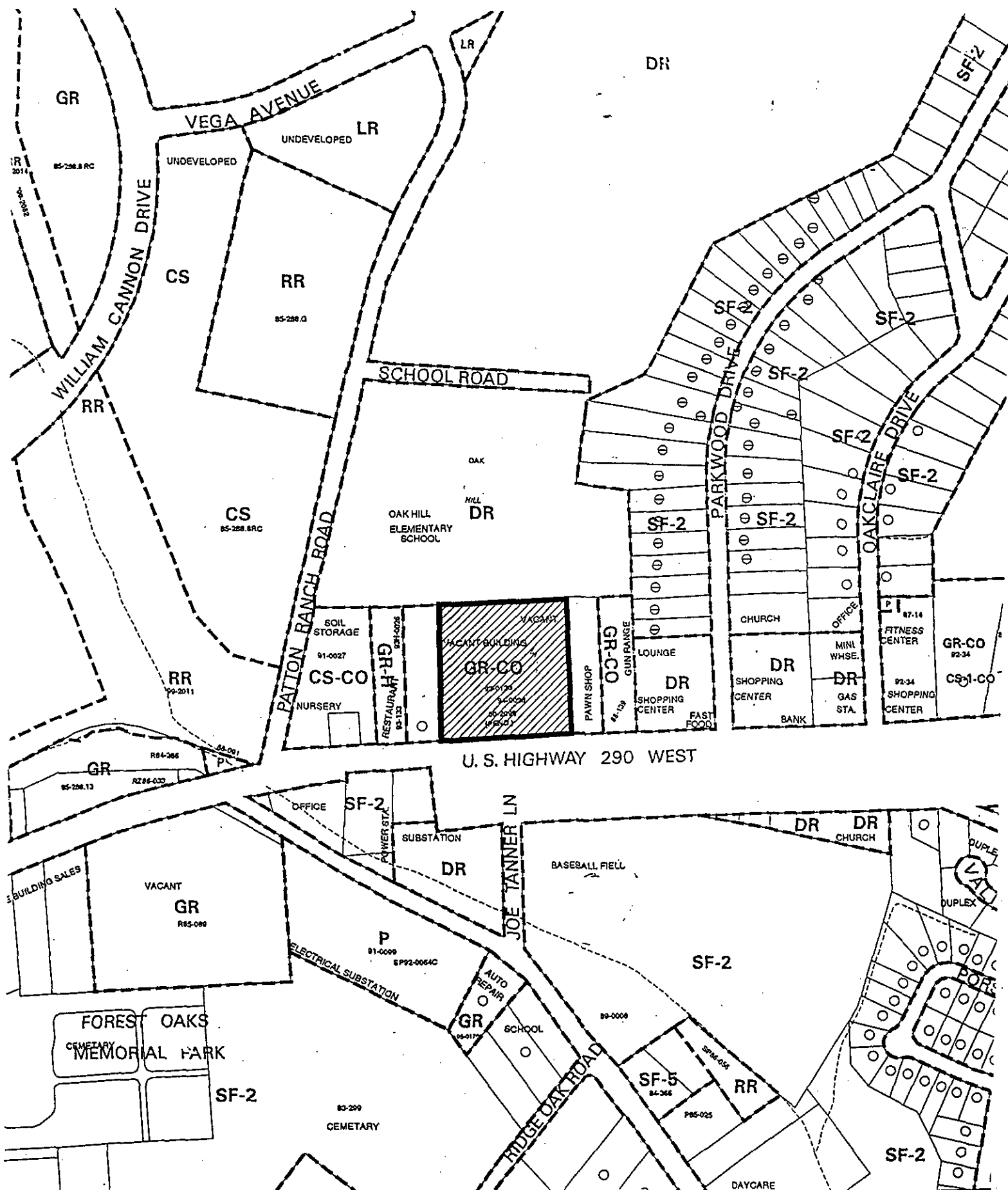


EXHIBIT A



	SUBJECT TRACT		<h1>HISTORIC ZONING EXHIBIT B</h1>		CITY GRID REFERENCE NUMBER C19
	PENDING CASE				
	ZONING BOUNDARY				
CASE MGR: B.STOCKLIN	CASE #: C14H-00-2095	DATE: 00-09			
	ADDRESS: 6240 US HWY 290 WEST				